

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS Working MEETING  
September 14, 2023  
Minutes**

President Pam Stewart called the meeting to order at 1:03 p.m. Board members present: Robert Johs, Larry Schroeder and Paul Warren. One property owner was also present.

Approval of Minutes

Mr. Johs made a motion to approve the minutes and Ms. Stewart seconded to accept the minutes from August 10, 2023. Motion carried unanimously.

Financial Reports – In the absence of Mr. Taylor the reports were deferred to the Board meeting to be held Wednesday, September 20, 2023.

Maintenance Reports – Larry Schroeder

The Pier at the Boat Ramp has been started. The Water Co. is digging trenches for us at the Ramp for wiring and plumbing.

Maintenance repaired the gate and cleaned the spikes. The outbound spikes will possibly have to be replaced next year due to rust.

Approval of Permits and Compliance

Permits

1. 258 Starling – enclose parking area underneath home to make a family room..
2. 855 Bayview – replace boards in deck and repair concrete driveway.

Legal Report – Robert Johs

Discussed recent numerous purchases of lots by LLC companies using different names but having the same address. The Board will check with our attorney to get her opinion.

After discussion Ms. Stewart made a motion to revise the Construction Policy and place the same statement on all permits that pertain to structures as follows: Cape Carancahua permits a maximum of three structures to exist on one property. This includes residences, garages/workshops, carports, and storage buildings. Mr. Johs seconded the motion. The motion passed unanimously.

Ms. Stewart will set up a meeting with Bryan Holub the Regional Coordinator of TEDM to discuss debris after a hurricane.

The Board approved sending a letter to property owner regarding two complaints of his dog chasing people.

### New Business

There was a discussion regarding pool maintenance and the possibility of our maintenance department taking it over. Mr. Schroeder will contact the property owner who owns a pool maintenance company in Houston to get more information on the legal requirements.

Mr. Schroeder has received several new quotes for road construction:

\$38.00 Linear Foot – Lester

\$42.00 Linear Foot – Falstek

\$23.65 Linear Foot – Syliva – 3250 L/F - \$78,862.50

\$24.80 Linear Foot – Cornerstone

Discussed a property owner's request to rent the Community Center for three days for Thanksgiving Holiday. It was agreed that they could rent it but that the rental fee would be \$500.00.

National Night Out this year will be Tuesday, October 3<sup>rd</sup>. The Cape will have a Pot Luck Dinner at the Pavilion at 6:00 p.m. Local law enforcement, the County Judge and Commissioner will be invited to join us.

Next Working Board Meeting will be October 12, 2023.

Mr. Johs made a motion and Mr. Schroeder seconded to adjourn at 3:30 p.m.

Respectfully submitted,

Larry Schroeder, Scribe

